

67 61799

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 328

This Indenture Witnesseth, That **HYMAN PASSO AND RACHEL PASSO, ADULTS, HUSBAND AND WIFE**

of **MARION** County, in the State of **INDIANA** Convey and Warrant to

the STATE OF INDIANA for and in consideration of

TWELVE THOUSAND THREE HUNDRED FIFTY - (12350⁰⁰) - Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION** County in the State of Indiana, to wit:

LOT 43 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118, IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 253, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.



RECEIVED FOR RECORD
1967 DEC 13 AM 8:31
MARGARET M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

091908 DEC 13 '67

John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. **A-183 731**

Dated **12-1-1967**

Land and improvements \$ **12,350⁰⁰**; Damages \$ **-0-**; Total consideration \$ **12,350⁰⁰**

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said **GRANTORS** have hereunto set **THEIR** hands and seal, this **28TH** day of **SEPTEMBER 1967**

(Seal) _____ (Seal)
(Seal) **Hyman Passo** (Seal)
_____ **HYMAN PASSO, ADULT HUSBAND** (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)
By **Issie H. Passo** witnessed by **HER X MARIE** (Seal)
_____ **RACHEL PASSO, ADULT WIFE** (Seal)

STATE OF INDIANA, County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this.....

day of....., A. D. 19.....; personally appeared the within named.....

Grantor..... in the above conveyance, and acknowledged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this.....

day of....., A. D. 19.....; personally appeared the within named.....

Grantor..... in the above conveyance, and acknowledged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, MARION County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th

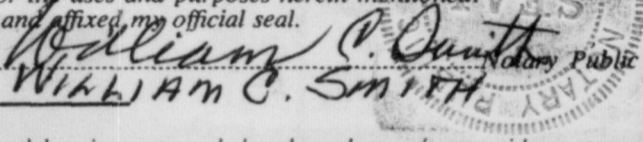
day of SEPTEMBER, A. D. 1969; personally appeared the within named.....

HYMAN PASSO AND RACHEL PASSO, ADULTS, HUSBAND AND WIFE

Grantor 5 in the above conveyance, and acknowledged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires JUNE 24, 1979 William C. Smith Notary Public



The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this transaction, this..... day of....., 19.....

..... (Seal) (Seal)
..... (Seal) (Seal)

State of..... } ss: 67-61799
County of..... }

Personally appeared before me.....
..... above named and duly acknowledged the execution of the above release
the..... day of....., 19.....

Witness my hand and official seal.
My Commission expires..... Notary Public

WARRANTY DEED	FROM	TO	STATE OF INDIANA	Received for record this.....	day of....., 19.....	at..... o'clock..... m, and	Recorded in Book No..... page.....	Recorder..... County.....	Endorsed NOT TAXABLE this.....	day of....., 19.....	Auditor..... County.....	Division of Land Acquisition Indiana State Highway Commission
	<div style="text-align: center; border: 1px solid black; border-radius: 50%; width: 50px; height: 50px; margin: 0 auto;">92</div>											

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

11/9/67

19

To : Grace Sears
 City

GENTLEMEN:

We enclose State Warrant No. ZZZZ A 179340 11/3 19 67
 in settlement of the following vouchers:

68-211

Description	Amount
For <u>relocation expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>328</u> as per Grant/Warranty Deed, Dated <u>10/2/67</u>	162. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Grace Sears

Date _____

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

Dec. 8 1967

To Hyman Passo
 Rachel Passo
 1214 Union Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-183731 12-1- 1967
 in settlement of the following vouchers:

Transmittal #68-267

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>328</u> as per Grant/Warranty Deed, Dated <u>9-28-67</u>	\$12,173.02
328	

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Hyman Passo

Date Dec - 9 - 1967

Witnessed, Albert H. Passo

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

Dec. 8 19 67

To Marion County Treasurer
City-County Building
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-183732 12-1- 19 67
in settlement of the following vouchers:

Transmittal #68-267

Description	Amount
Duplicate ##7183753 Parcel #1020655 Hyman & Rachel Passo 1101-03 Union St. 1102-04 Penn. St. Indianapolis, Indiana	\$176.98
For _____ Taxes _____ on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>328</u> as per Grant/Warranty Deed, Dated <u>9-28-67</u>	

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *John W. ...*
Marion County Treasurer

Date _____

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Control

Project I-70-3(52)
Parcel No. 328
Road I-70
County Marion
Owner Hyman and Rachel Passo
Address 1214 Union St.
Address of Appraised Property:
1101-03 Union St. and 1102-04

I have reviewed this parcel and appraisal report for the following items: Pennsylvania St.

- | | |
|--|------------------|
| 1. I have personally checked all comparables and concur in the determinations made. | <u>Yes</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Adv. Acq.</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>Yes</u> |
| 4. Necessary photos are enclosed. | <u>Yes</u> |
| 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. | <u>Yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>Yes</u> |
| 7. I have personally inspected the Plans. | <u>Yes</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>6/30/67</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>Yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>Yes</u> |

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers, including any comments by the property owner, along with any recent awards by condemnation juries that have been brought to my attention, that is relevant to this matter.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of June 30, 1967 :
(Date)

Estimate of Appraisers:

	By: <u>McClure</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>12,350</u>	\$	\$ <u>12,350</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>—</u>	\$	\$ <u>—</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>12,350</u>	\$	\$ <u>12,350</u>
(1) Land and/or improvements	\$ <u>12,350</u>	\$	\$ <u>12,350</u>
(2) Damages	\$ <u>—</u>	\$	\$ <u>—</u>
(3) Less non-compensable items	\$ <u>—</u>	\$	\$ <u>—</u>
(4) Estimated Total Compensation	\$ <u>12,350</u>	\$	\$ <u>12,350</u>

Approved	Date	Signed
Rev. Appr.	<u>6/30/67</u>	<u>Phillip J. York</u>
Asst. or Chief Appr.	<u>7/6/67</u>	<u>Fred C. Welch</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY MARION PARCEL NO. 328

NAME & ADDRESS OF OWNER Mr & Mrs Hyman Passo
1214 Union St, Indpls - PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr & Mrs Clyde Farmer
1103 Union St, Indpls PHONE # 631-9048

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT 10-2-67

OFFER \$ _____ TIME OF CONTACT 3:30

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Called on the above tenant explained
ch 316 to them. Made room court, filled out
application for relocation-dislocation expense
and voucher covering both - all were
signed by Mr Farmer.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? _____

Distribution Made
() Parcel () Weekly Summary
() Owner () Other, Specify
Mr Farmer

W.C. Smith
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 328

NAME & ADDRESS OF OWNER Mr & Mrs Hyman Passo
1214 Union St, Indpls PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mrs Jane Cassity
1101 Union St, Indpls PHONE # 631-9564
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT 10-2-67

OFFER \$ _____ TIME OF CONTACT 3:05 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Called on the above tenant, made a room count, filled out application for relocation, & dislocation expenses and a voucher to cover same. All were signed by Mrs Cassity

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? _____

Distribution Made
() Parcel (1) Weekly Summary
() Owner () Other, Specify Tenant

W.C. Smith
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY MARION PARCEL NO. 328

NAME & ADDRESS OF OWNER Mrs. Mrs. Hyman Passo
1214 Union St Indpls - PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mrs Grace Sears
1102 S. Pennsylvania St PHONE # 637-9443

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT 10-2-67

OFFER \$ _____ TIME OF CONTACT 2:45 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. NA Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. NA Showed plans, explained take, made offer, etc.?
- 6. NA Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. NA Walked over property with owner? (or with whom? _____)
- 9. NA Arranged for owner to pay taxes? (Explain how in remarks)
- 10. NA Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. NA Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. NA Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. NA Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Called at the above tenant made a room count, filled out an application for relocation & dislocation and voucher, each was signed by Grace Sears

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? _____

Distribution Made
() Parcel (1) Weekly Summary
() Owner () Other, Specify Tenant

H. O. Smith
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 170-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY MARION PARCEL NO. 328

NAME & ADDRESS OF OWNER Mrs & Mrs Hymen Passo
1214 Union St, Indpls PHONE # 638-9928

NAME & ADDRESS OF PERSON CONTACTED Mr Beck, AFNB, Messrs Parris & FRAKER,
PIONEER TITLE CO, Indpls PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 9-26-67 DATE OF CONTACT 10-2-67

OFFER \$ 12,350.00 TIME OF CONTACT 9:30 AM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. ✓ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. ✓ Showed plans, explained take, made offer, etc.?
- 6. ✓ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. ✓ Walked over property with owner? (or with whom? _____)
- 9. ✓ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. ✓ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. ✓ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. ✓ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. ✓ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Since the mtgz on this property was held by a Pearl Finkelstein who is deceased and left no heirs and did not release the mtgz even though same was paid in full on July 26, 1947, I dealt with Bank and they acted as agent only who could not assist so I went to the Pioneer Title and with the aid of an old payment book and the statute of limitations Mr Fraker of Pioneer waived this item from the Title policy.

Status of Parcel: (X)- Secured, (X)- Bought, awaiting mortgage release, ()- Condemned
(X) Other, awaiting what? _____

Distribution Made
(X) Parcel (X) Weekly Summary
() Owner () Other, Specify

W.C. Smith
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY MARION PARCEL NO. 328

NAME & ADDRESS OF OWNER MR & MRS Hyman Passo
1214 Union St, Dmpps, Ind. PHONE # 638-9928

NAME & ADDRESS OF PERSON CONTACTED MR CASSETTY, 1101 UNION ST; MR FARMER, 1109 UNION ST;

& MRS SEARS, 1102 S. PENN ST PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 9-26-67 DATE OF CONTACT 9-28-67

OFFER \$ 12,350⁰⁰ TIME OF CONTACT 5:30 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. L Showed plans, explained take, made offer, etc.?
- 6. L Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. L Walked over property with owner? (or with whom? _____)
- 9. L Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. X Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. NO Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Delivered 180 day letter to the above tenants.
Will call back on each next wk for
Room Count, etc.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? _____

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify

W. O. Smith
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 328

NAME & ADDRESS OF OWNER MR & MRS Hyman Passo

1214 UNION ST, INDIANAPOLIS, IND PHONE # 638-9928

NAME & ADDRESS OF PERSON CONTACTED MR & MRS Hyman Passo & SELF
AND LIZIE PASSO

1214 UNION ST PHONE # _____

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 9-26-67 DATE OF CONTACT 9-28-67

OFFER \$ 12,350⁰⁰ TIME OF CONTACT 1:30 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. YES Checked abstract with owner? 2. NO Any affidavits taken?
3. NO Any mortgage(s)? 4. NO Any other liens, judgements, etc.?
5. YES Showed plans, explained take, made offer, etc.?
6. YES Explained about retention of buildings, etc.? 7. NO Any being retained?
8. YES Walked over property with owner? (or with whom? _____)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. YES Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. YES Was 180 Day Notice Letter delivered or mailed to all parties?
14. NO Waivers, were any secured? 15. N.A. Filled out RAAP Form?

REMARKS:

Met with Mr & Mrs Passo, made the
States offer and delivered the 180 day notice
and explained both and the applicable
items of Ch 316. The offer was accepted
and all papers were signed and appropriate
copies left.

Mr Passo asked that the 1967 taxes be
vauchered to the Marion County Treasurer.
Voucher is enclosed in parcel.

Mr Passo and I visited each of the tenants
and checked the property. Mr Passo gave me his paid
receipt for mortgage on this parcel, i.e. pass back

Status of Parcel: () - Secured, (X) - Bought, awaiting mortgage release, () - Condemned
(X) Other, awaiting what? Secure Tax duplicates.

Distribution Made
(1) Parcel (X) Weekly Summary
(4) Owner () Other, Specify

W.O. Smith
(Signature)

P-328
INTERIM CERTIFICATE OF TITLE
Pioneer National Title Insurance Company
 Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 66-13926-S
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Name on Plans Hyman & Rachel Passo

Name of Fee Owner Hyman Passo and Rachel Passo, husband and wife

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from November 9, 1966 8 A. M. to and including October 9, 1967 8 A. M. reveals no changes as to the real estate described under PNTIC # 66-13926-0 except:

1. Taxes for 1966 payable 1967 in name of Hyman and Rachel Passo
 Duplicate # 7183753 Parcel # 1020655 Township I-Center Code # 1-01
 May \$ 176.98 (paid) (~~unpaid~~); November \$ 176.98 (~~paid~~) (unpaid)
 Taxes for 1967 payable 1968 now a lien.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Russell Nelson

Assistant Secretary

Walker A. McLean

Vice President

Countersigned and validated as of the 12th day of October, 1967.

Thomas J. O'Brien
 Authorized Signatory
 THOMAS J. O'BRIEN
 Attorney

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GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	66-13926-0

Names on Plans Hyman & Rachel Passo

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 9 day of November, 19 66 8 A.M.

**Hyman Passo and Rachel Passo,
husband and wife**

**1214 Union Street,
Indianapolis, Ind.**

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

This Guaranty is issued for the use and benefit of the State of Indiana.

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Russell Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 18 day of Nov., 19 66.

James I. Wright
Authorized Signatory
James I. Wright
Attorney

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

Lot 43 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from Pearl Finkelstein and Ben Finkelstein, her husband dated July 6, 1943, recorded July 7, 1943 in Deed Record 1118, Inst. #22820. (U.S.R. \$9.35)

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

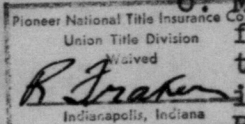
1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

5. Taxes for 19 65 payable 19 66 in name of Hyman and Rachel Passo
Duplicate # 6070133 Parcel # 1020655 Township I. Center Code # 1-01
May \$ 117.57 (paid) ~~XXXXX~~; November \$ 117.57 ~~XXXXX~~ (unpaid)
Taxes for 19 66 payable 19 67 now a lien.
Assessed Valuation
Land \$460.00 Improvements \$3,010.00 Exemptions \$1,000.00

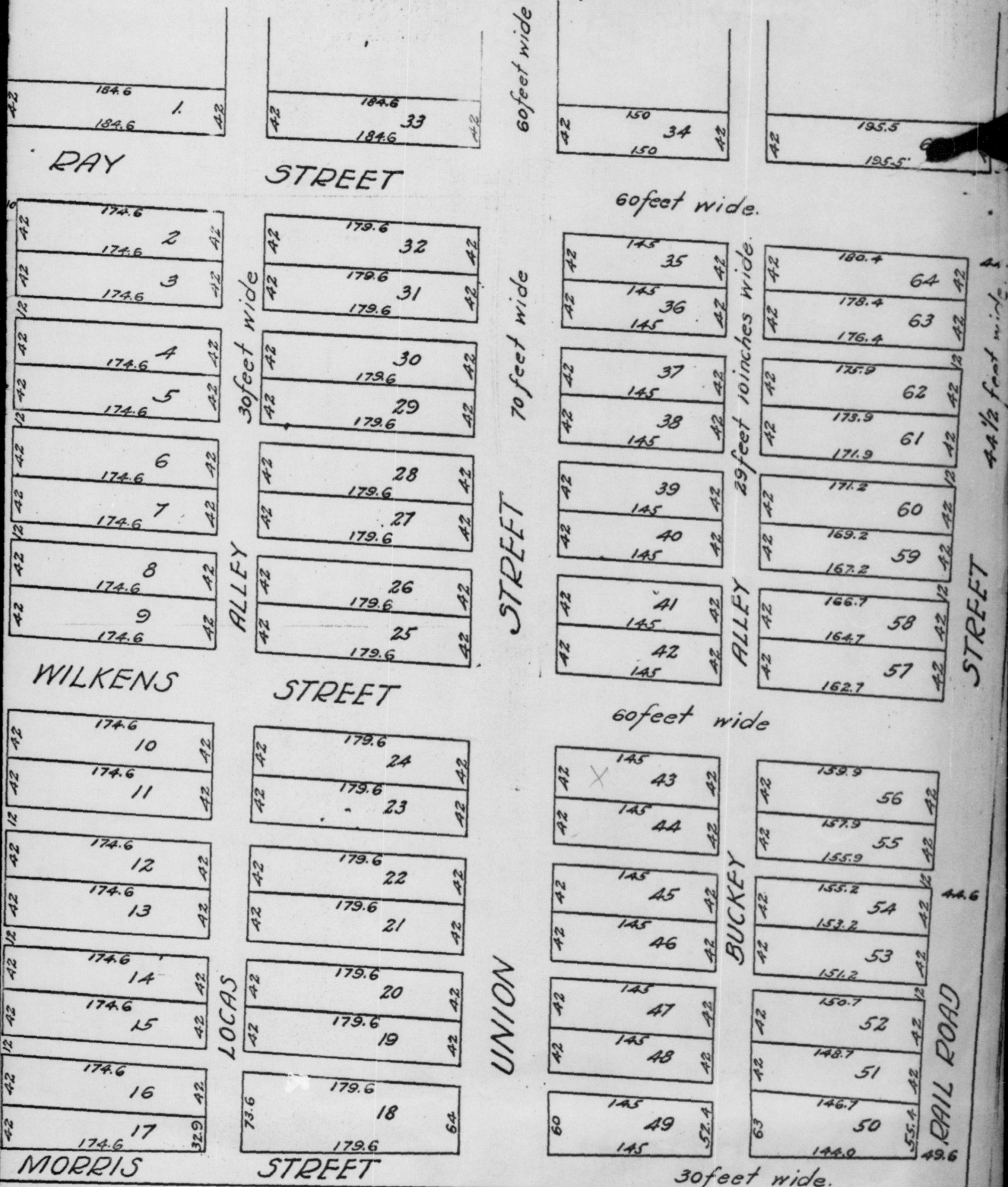
6. Mortgage for \$3500.00

from Hyman Passo and Rachel Passo, husband and wife
to Pearl Finkelstein dated July 6, 1943, recorded July 7, 1943
in Mortgage Record 1310 Inst. #22785 in the Office of the
Recorder of Marion County, Indiana.



MARGARET McCARTY'S SUBDIVISION
 OUT LOT 119 AND WEST PART OUT LOT 118.

PLAT BOOK 1 PAGE 253.



Note:- A strip of ground 10 feet wide is given off the west side of Out Lot 119 to widen the Bluff Road as exhibited by the dotted line on the plat.